

# MAGNOLIA PLAZA

## Retail For Lease

9029-9121 Garfield Avenue  
Fountain Valley, CA 92708



### LEASING OPPORTUNITIES

± 1,500 - 3,480 SF Retail Space Available

#### Description:

- ±60,000 square foot neighborhood shopping center with a diverse mix of retail services.
- Project benefits from a dense residential community consisting of above average household incomes in one of Coastal Orange County's most established trade areas.
- Located at two major thoroughfares of the trade area, Magnolia Street and Garfield Avenue, within close proximity to Beach Boulevard, Pacific Coast Highway and the beaches of Huntington.
- Convenient access via multiple ingress/egress points on Magnolia Street and Garfield Avenue.

#### Traffic Count:

- ± 24,000 Average Daily Traffic on Magnolia Street
- ± 15,600 Average Daily Traffic on Garfield Avenue

#### Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	24,646	189,499	480,238
Average H.H. Income	\$115,168	\$107,707	\$96,301
Daytime Population	4,206	86,323	229,111

Source: ESRI



For further information, please contact our exclusive agents:

<b>KEVIN HANSEN</b>	Associate	949.608.2194	khansen@ngkf.com	CA RE License #01937047
<b>CHRIS WALTON</b>	Senior Managing Director	949.608.2096	cwalton@ngkf.com	CA RE License #01839264

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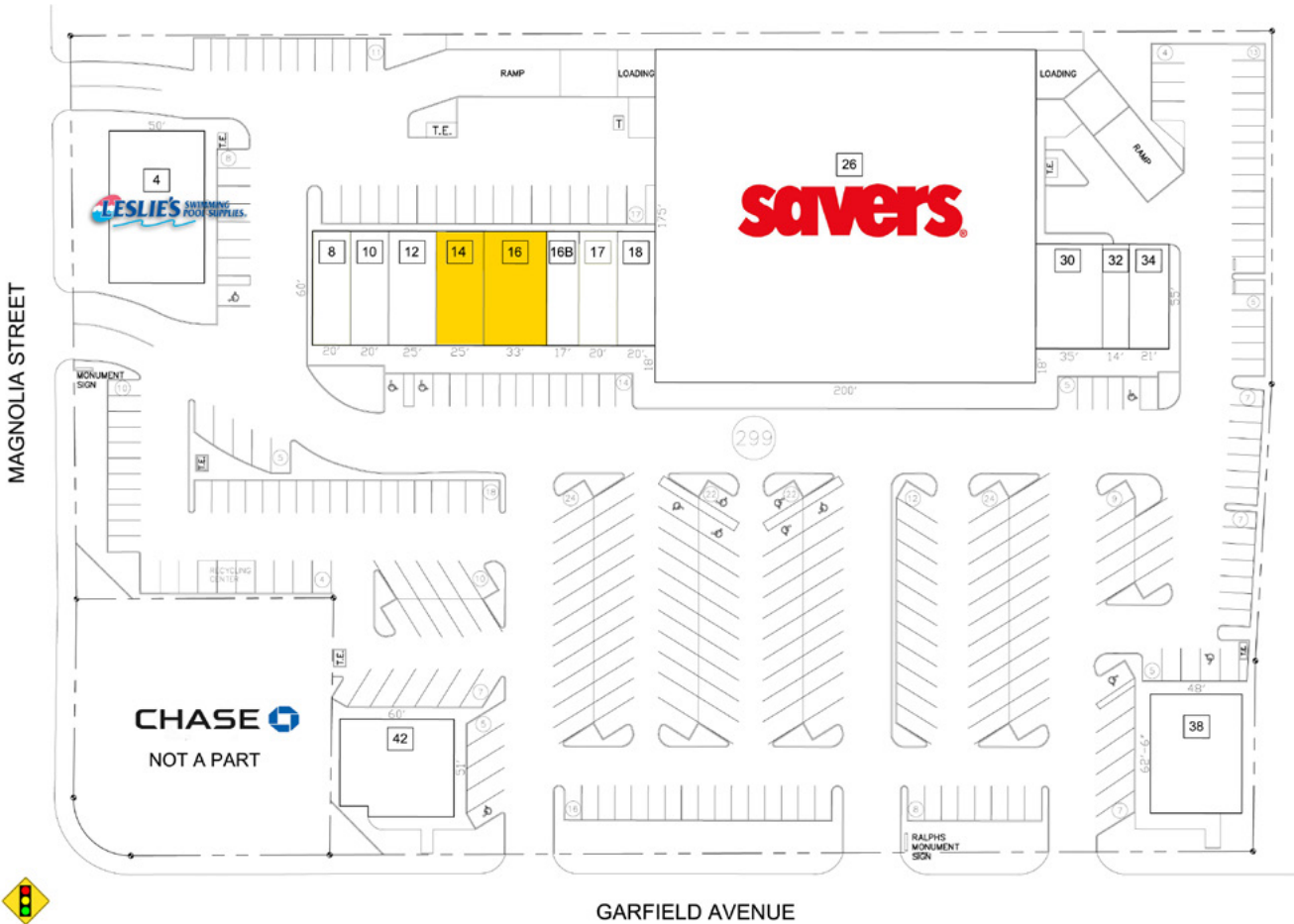
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Tenant Roster		
SUITE	TENANT	SF
4	Leslie's Pool Supplies	4,000
8	Polished Perfect Nail Lounge	1,200
10	Joey's Pizza	1,200
12	Sushi Kasen	1,500
14	Available	1,500
16	Available	1,980
16B	Massage Enjoy	1,020
17	Care One Pharmacy	1,200
18	Beauty World Hair Design	1,200
26	Saver's	35,000
30	Dr. Goldstone Optometry	1,925
32	Tobacco Choice	770
34	M. Yee D.D.S.	1,155
38	Papa Z's	3,000
42	Brookfield Animal Hospital	3,000



**Newmark  
Knight Frank**

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### Executive Summary

Magnolia Plaza  
9029 Garfield Ave, Fountain Valley, California, 92708  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.68685  
Longitude: -117.97071

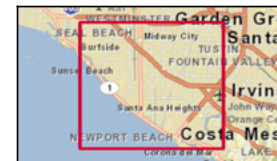
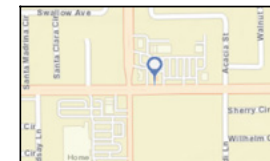
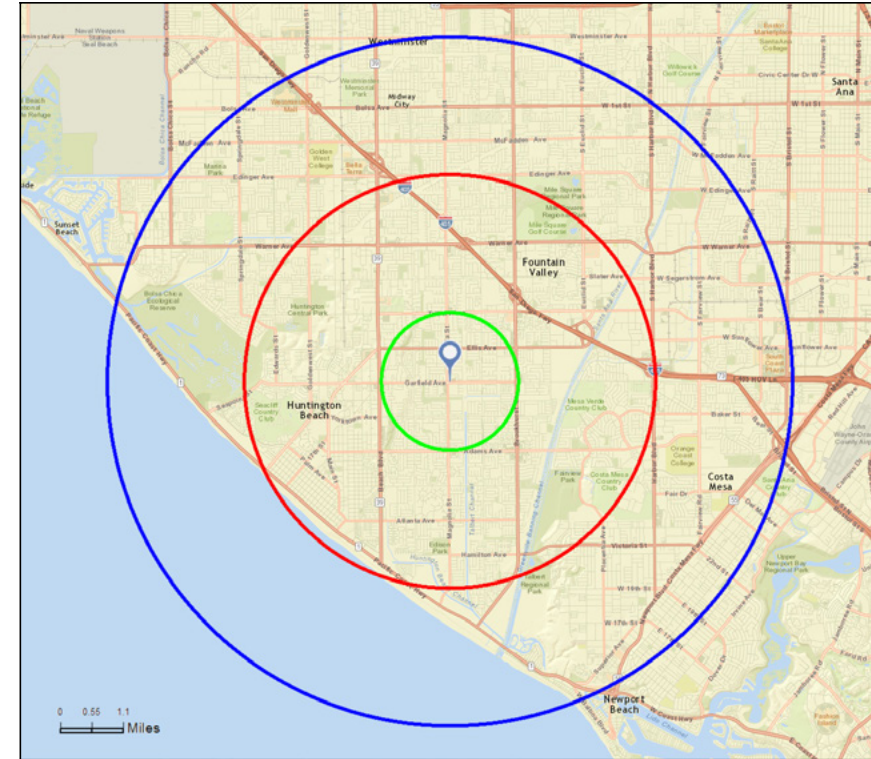
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	24,943	184,852	467,130
2010 Population	24,239	186,019	469,838
2015 Population	24,646	189,499	480,238
2020 Population	25,300	194,700	494,465
2000-2010 Annual Rate	-0.29%	0.06%	0.06%
2010-2015 Annual Rate	0.32%	0.35%	0.42%
2015-2020 Annual Rate	0.53%	0.54%	0.59%
2015 Male Population	49.4%	49.4%	49.9%
2015 Female Population	50.6%	50.6%	50.1%
2015 Median Age	46.3	41.4	38.4
<b>Households</b>			
2000 Households	8,775	68,723	158,675
2010 Households	8,681	69,902	159,813
2015 Total Households	8,801	71,139	163,096
2020 Total Households	9,036	73,210	168,288
2000-2010 Annual Rate	-0.11%	0.17%	0.07%
2010-2015 Annual Rate	0.26%	0.33%	0.39%
2015-2020 Annual Rate	0.53%	0.58%	0.63%
2015 Average Household Size	2.78	2.65	2.91
<b>Median Household Income</b>			
2015 Median Household Income	\$91,188	\$82,543	\$74,135
2020 Median Household Income	\$100,783	\$92,625	\$83,019
2015-2020 Annual Rate	2.02%	2.33%	2.29%
<b>Average Household Income</b>			
2015 Average Household Income	\$115,168	\$107,707	\$96,301
2020 Average Household Income	\$127,578	\$122,045	\$109,538
2015-2020 Annual Rate	2.07%	2.53%	2.61%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$41,371	\$40,720	\$32,975
2020 Per Capita Income	\$45,823	\$46,198	\$37,550
2015-2020 Annual Rate	2.07%	2.56%	2.63%



### Site Map

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Rings: 1, 3, 5 mile radii

Prepared by Esri  
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